

**WOODS CROSS PLANNING COMMISSION MEETING**  
**APRIL 15, 2013 – 5:00 p.m.**

**CONDUCTING:**

Gary Sharp, Vice Chairman

**COMMISSION MEMBERS PRESENT:**

Gary Sharp, Vice Chair  
Jennifer Bassarear  
Dan Bradford

Curtis Poole  
Matt Terry

**COMMISSION MEMBERS EXCUSED:**

Leo Beecher  
Brent Page

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Marcee Meeks, Secretary

**VISITORS:**

Cameron Carpenter  
Lori Chapman  
TJ Chapman

Vice Chair, Gary Sharp welcomed everyone to the meeting. Because it was a special meeting called to review one application that had been left off of the previous meeting agenda, he dispensed with the usual pledge of allegiance and open session.

**T J CHAPMAN AUTO CONDITIONAL USE**

Community Development Director, Tim Stephens, explained that Mr. Henderson was proposing to operate a business doing auto collision repair, damaged automobile reconditioning, and auto sales from a building located in the Skypark Industrial Park at 2321 S. 1560 W. He reviewed the applicant's site drawing with the commission and discussed issues such as customer parking, where vehicles to be repaired would be received and staged, and where the auto body work would be done. He pointed out that the business would be located next to the Field Crest subdivision so issues such as noise, hours of operation, and vehicle staging would need to be addressed by the Commission. He indicated that the staff would recommend approval of the conditional use permit and reviewed the staff's recommended conditions with the Commission. He pointed out that condition number five regarding parking of damaged vehicles would need to be more specific outlining how damaged cars temporarily parked outside would need to be visibly shielded from the adjacent residential area.

The applicant, Tyson Henderson, was questioned by the Commission regarding his business operations. Mr. Henderson indicated his hours of operation would be from 8 a.m. to around 6 p.m. As far as noise, Mr. Henderson stated the body work and noisy equipment would be kept

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inside the building and they would keep the doors shut to keep noise down. His paint booth would be inspected and approved by the South Davis Metro Fire Agency. Parking was discussed and Mr. Henderson indicated employees would be able to park inside the building freeing up space outside for customer parking and vehicles for sale. He stated he would not be using the taxi way for parking. He also stated that he planned to eventually open a dealership at a different location so only body work would be done at this location and parking for vehicles for sale would not be an issue. Discussion followed regarding how damaged cars would be parked to limit visual impact to the residential area.

Commissioner Bassarear moved to approve the conditional use for T J Chapman Auto with the following conditions:

1. At no time may any business activity or repair work take place outside the enclosed building. All building doors and windows shall be kept closed particularly on the east side of the building to prevent any noise from disturbing the residential area.
2. At no time shall any activity of the business operation negatively impact the adjacent properties particularly the adjacent residential area.
3. Applicant's business operation shall be in compliance at all times with any government agency having jurisdiction over the applicant's property or business operation.
4. Applicant shall obtain a South Davis Fire inspection and approval and submit a copy of the city prior to the issuance of a business license.
5. At no time shall any car parts, materials or other equipment be stored outside the enclosed building. Any damaged vehicles shall be parked or covered in a manner so as to be not readily visible to the residential area.

The motion was seconded by Commissioner Page and the motion carried.

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**ADJOURNMENT**

The meeting adjourned at 5:24 p.m.

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Gary Sharp, Vice Chairman

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Marcee Meeks, Secretary